



Dodds Lane, Wrexham LL11 4NS

£150,000

A deceptively spacious and well presented 2 bedroom end of terrace property located in the village of Gwersyllt. This superb property would make an ideal first time or investment purchase offering good size rooms including an open plan kitchen/dining room with feature log burner, 2 double bedrooms with another room off the main bedroom which could be utilised as a nursery or study or even be converted into an en-suite (with the necessary building consents). The property also benefits from having off road parking and a garage with is off set from the property. The village of Gwersyllt offers an array of local amenities including a small retail development found opposite the property, supermarket, primary and secondary school as well as having excellent access to major road links for commuting.

- A deceptively spacious 2 bedroom end of terrace property
- Off road parking and garage
- Kitchen/Dining Room open plan into the kitchen
- VIEWING HIGHLY RECOMMENDED
- Well presented
- 2 Double bedrooms and extra room off one bedroom
- A wealth of local amenities close to hand
- IDEAL FOR A FIRST TIME BUYER



Porch

With tiled flooring, door into the hallway.

Hallway

With continuation of the tiled flooring, doors into the lounge and dining room/kitchen.

Lounge

3.46m x 2.97m (11'4" x 9'8")

Beautifully presented with a double glazed window to the front, exposed wood flooring, fire recess with tiled hearth.

Dining Room/Kitchen

6.77m x 4.11m (22'2" x 13'5")

A fantastic open plan dining room/kitchen with the dining area having a feature brick fireplace with inset log burner with tiled hearth, wood effect flooring, door to a storage cupboard, stairs off to the first floor, double glazed window to the rear. The kitchen offers a range of matching wall, drawer and base units, working surface with inset stainless steel sink and drainer, built in electric oven and grill, 4 ring electric hob and extractor fan over, plumbing for a dishwasher and washing machine, quarry tiled flooring, door to the rear yard, double glazed window, part tiled walls.

Bathroom

2.32m x 1.63m (7'7" x 5'4")

Fitted with a white suite comprising of a low level w.c, pedestal wash hand basin, bath with shower over, part tiled walls, double glazed window, tile effect flooring.

Bedroom 1

4.12m x 3.80m (13'6" x 12'5")

A well presented and spacious bedroom with a double glazed window to the rear, feature cast iron fireplace with timber surround and mantel and tiled hearth, carpeted flooring.

Study/Nursery

2.75m x 2.43m (9'0" x 7'11")

Located off Bedroom 1 and versatile in its use. Currently being used as a study but could be used as a Nursery or would make an ideal en-suite with the necessary building consents. There is a double glazed window to the side, door to a storage cupboard housing the wall mounted gas combination boiler, wood effect flooring.

Bedroom 2

4.11m x 3.47m (13'5" x 11'4")

Well presented with a feature cast iron fireplace, timber surround and mantel and tiled hearth, double glazed window to the front, carpeted flooring.

Outside

To the rear is a courtyard laid with artificial grass with access to an outbuilding and gated access to the rear where there is also another outbuilding belonging to Number 3.

Parking

Off set from the property is a driveway providing off road parking and a detached single garage.

Important Information

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has



not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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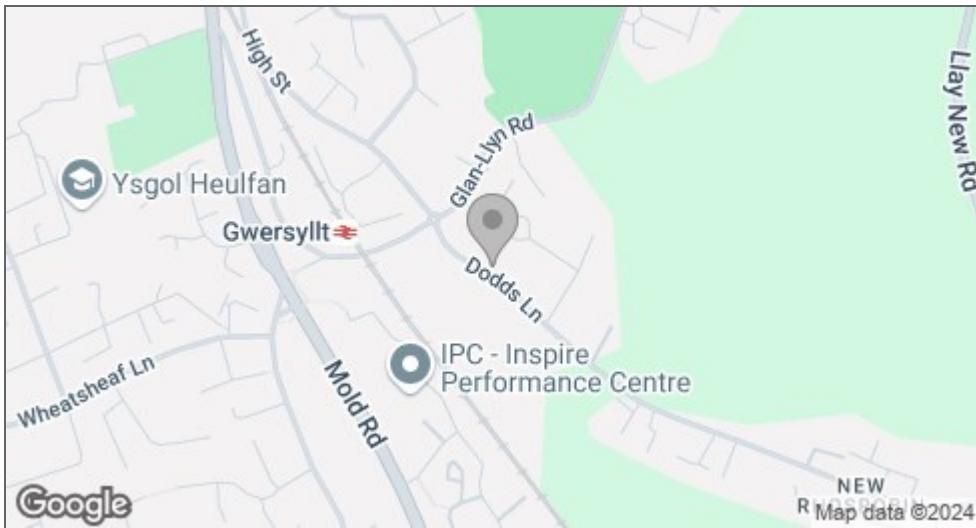
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus)			
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
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